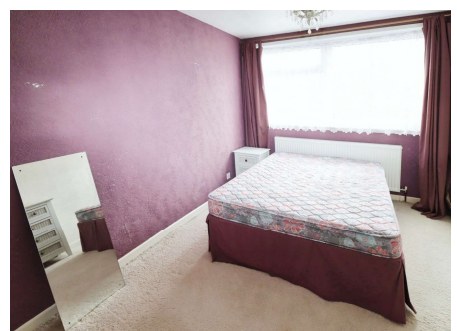




Pickmere Drive, Eastham

£185,000

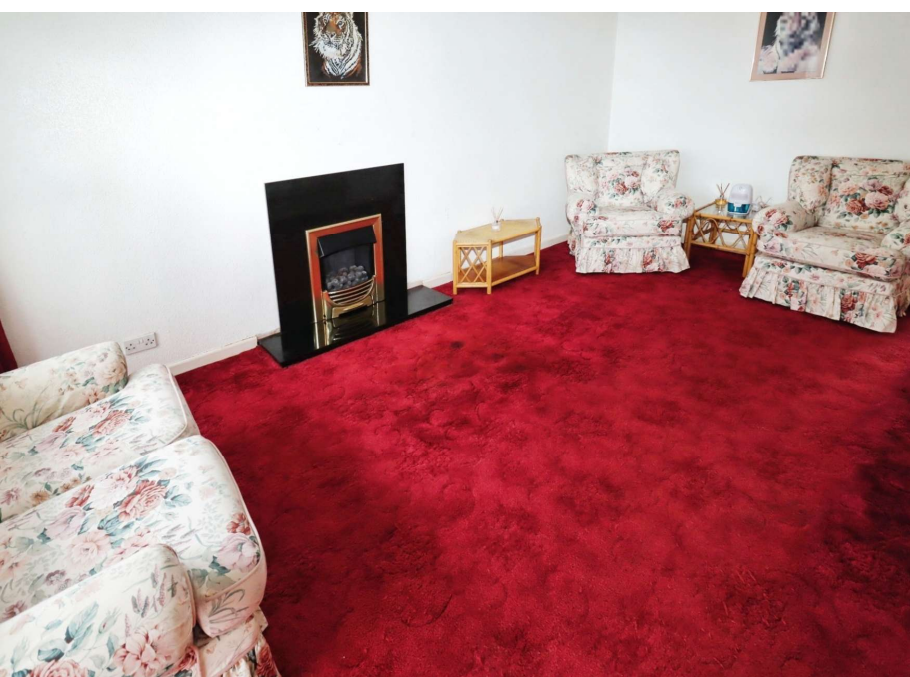


LESLEY HOOKS
ESTATE AGENTS





Welcome to your future home tucked away in a cul-de-sac position! This semi detached home offers plenty of potential and is ideal for those looking to put their own stamp on a property. Step inside the entrance porch and you'll be greeted a generous lounge, filled with natural light from the floor to ceiling windows at the front and offering ample space for rest and relaxation. Continuing through to the rear of the property you'll find an open plan kitchen dining room, ready to be transformed into a modern space ideal for hosting family dinners and get togethers. As you explore upstairs there are three bedrooms and a family bathroom. Outside the property there is a small garden to the front and a shared driveway. To the rear you'll find a garden mostly laid to lawn and ready to be revamped into a serene space to soak up the sunshine. With the added benefit of being in a cul-de-sac position this family home is conveniently located close to amenities such as shops, schools and transport links. The property is sold with no onward chain. The property is leasehold with approximately 949 years remaining on the lease with a ground rent of £26.00 per annum. Council Tax Band B. Energy Rating D.



Porch

4'7" (1.4m) x 3'3" (0.99m)

Lounge

16'9" (5.11m) x 14'6" (4.42m)

Kitchen Dining Room

14'6" (4.42m) x 8'7" (2.62m)

Bedroom One

14'1" (4.29m) x 8'3" (2.51m)

Bedroom Two

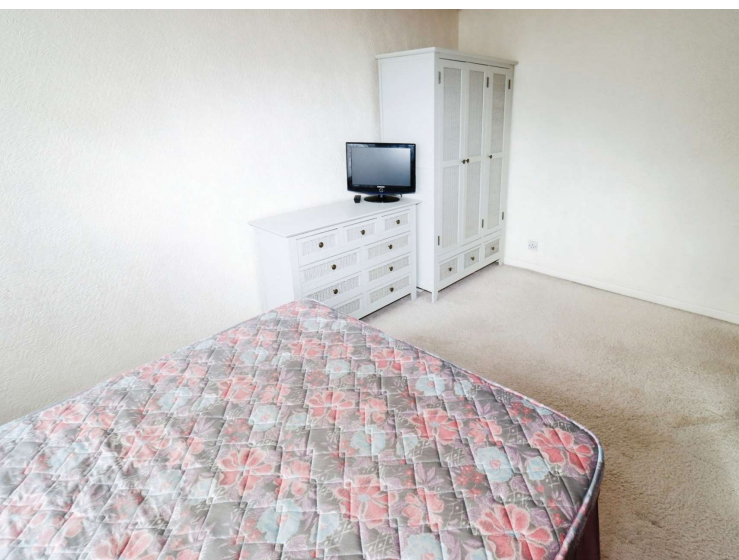
10'0" (3.05m) x 8'2" (2.49m)

Bedroom Three

10'6" (3.2m) x 5'11" (1.8m)

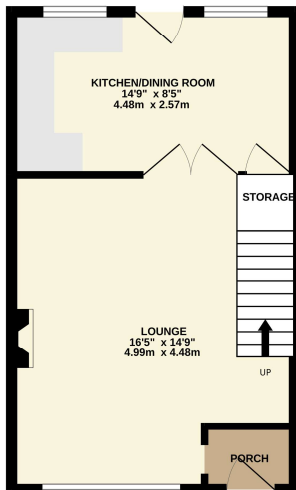
Bathroom

6'0" (1.83m) x 5'11" (1.8m)

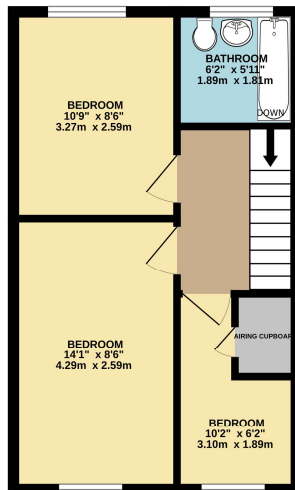




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix G2024

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Disclaimer: Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order of fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures and fittings. Please note: if you are buying a leasehold property, please ensure that all details and conditions of the lease are checked with your solicitor prior to you incurring any costs as additional fees could be incurred for items such as leasehold packs.